



*Town of Johnstown*

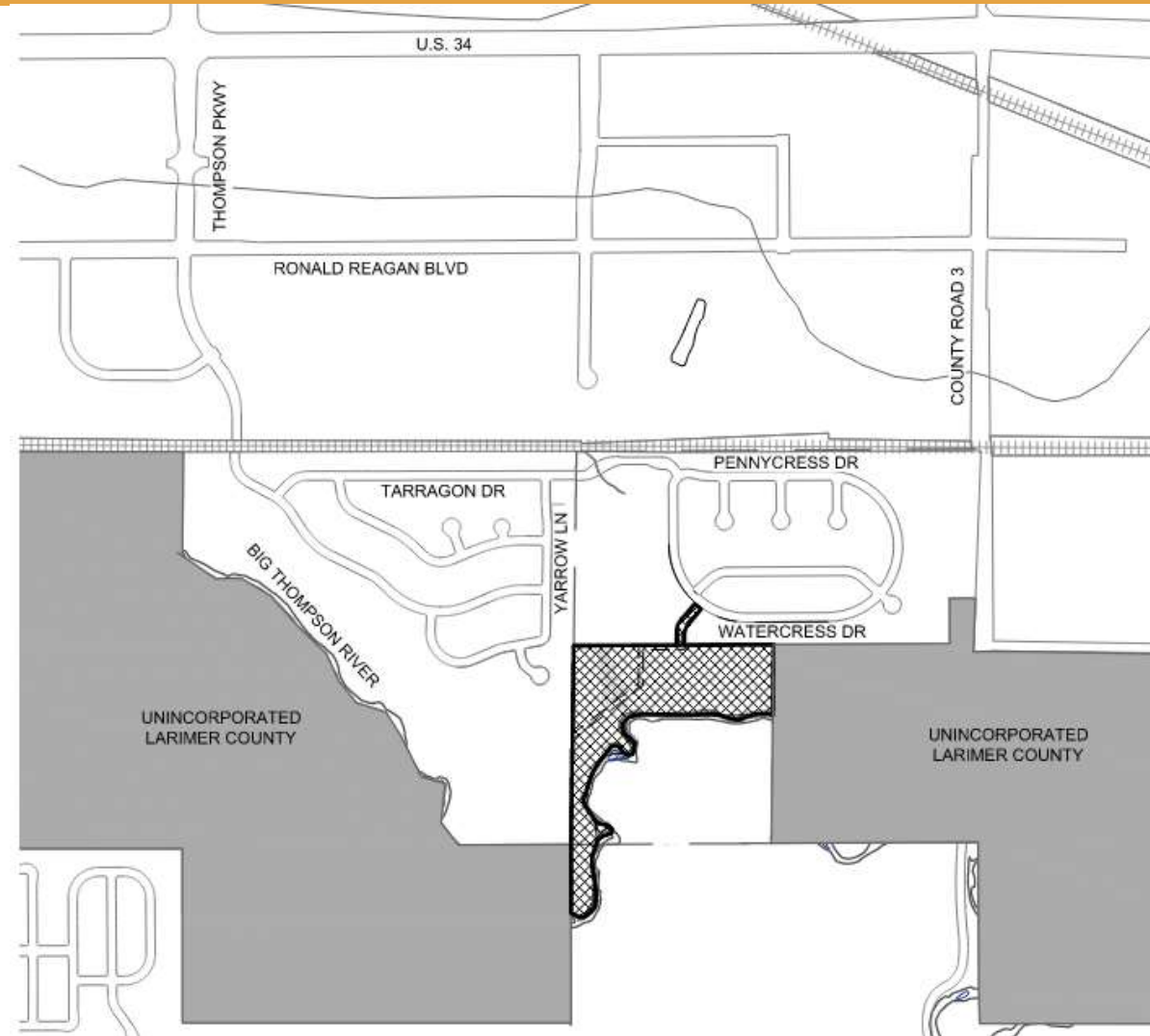
# THOMPSON RIDGE ESTATES SUBDIVISION

Preliminary/Final Subdivision Plat and Development Plan  
(SUB22-0009)

Town Council Meeting  
November 7, 2022

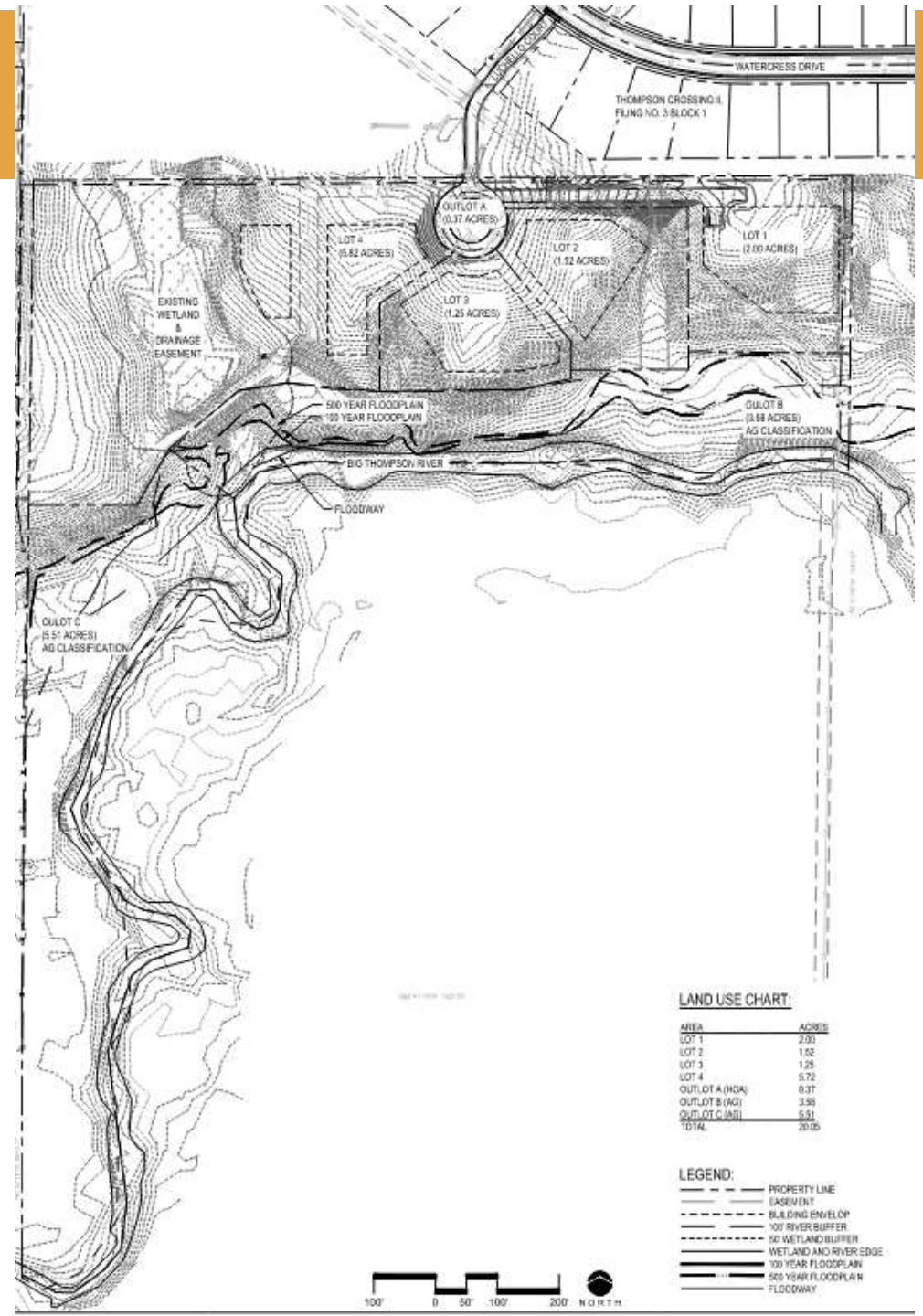


# Town of Johnstown



# BACKGROUND

- 2000: Part of WRFG Annexation
  - Zoned PUD-MU
- 2005: Property included in approved Thompson River Ranch Preliminary Plat, as developable area and open space
- April 2022: Outline Development Plan Approved
- Access easement; water line & hydrant; sanitary sewer; river & floodplain

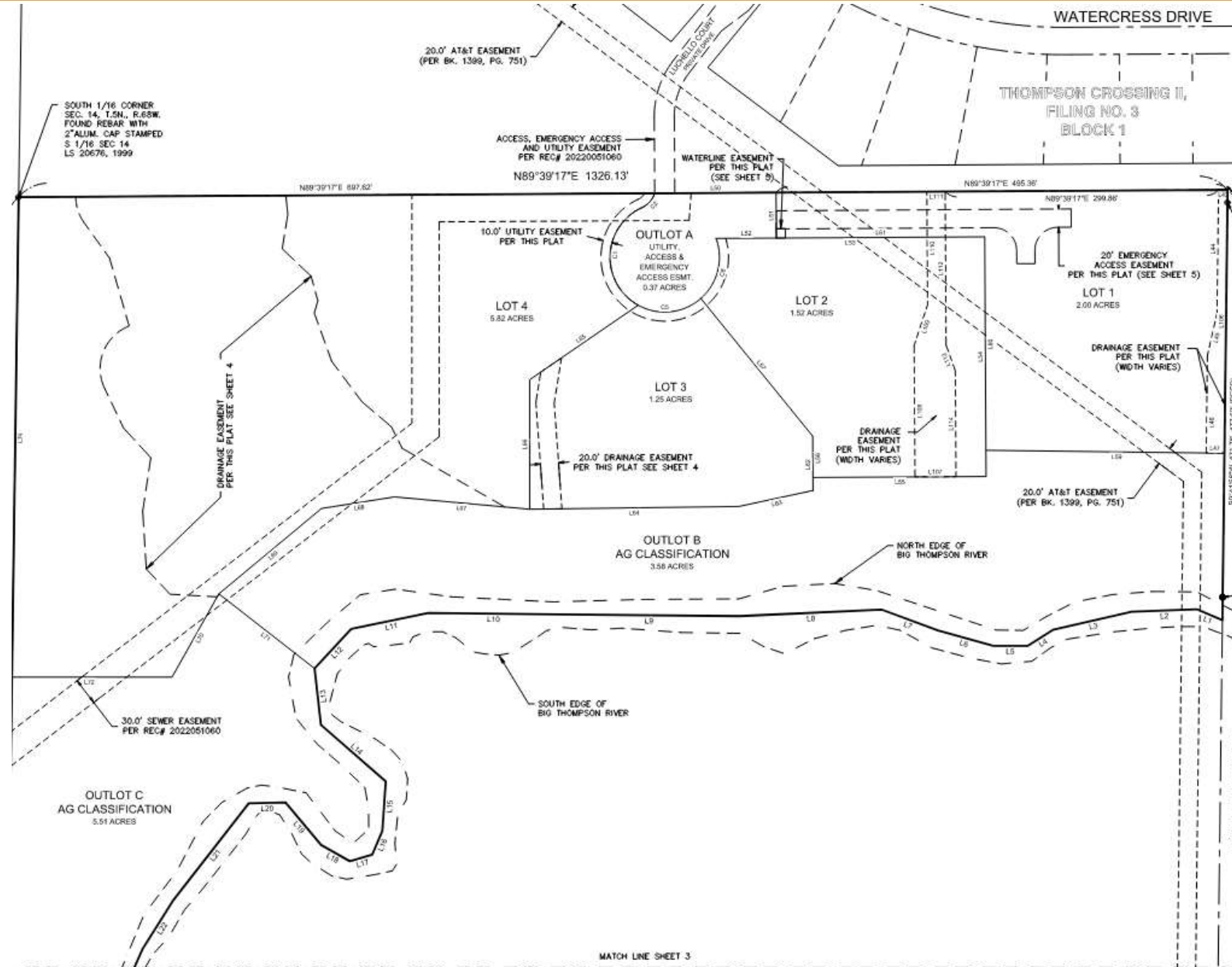


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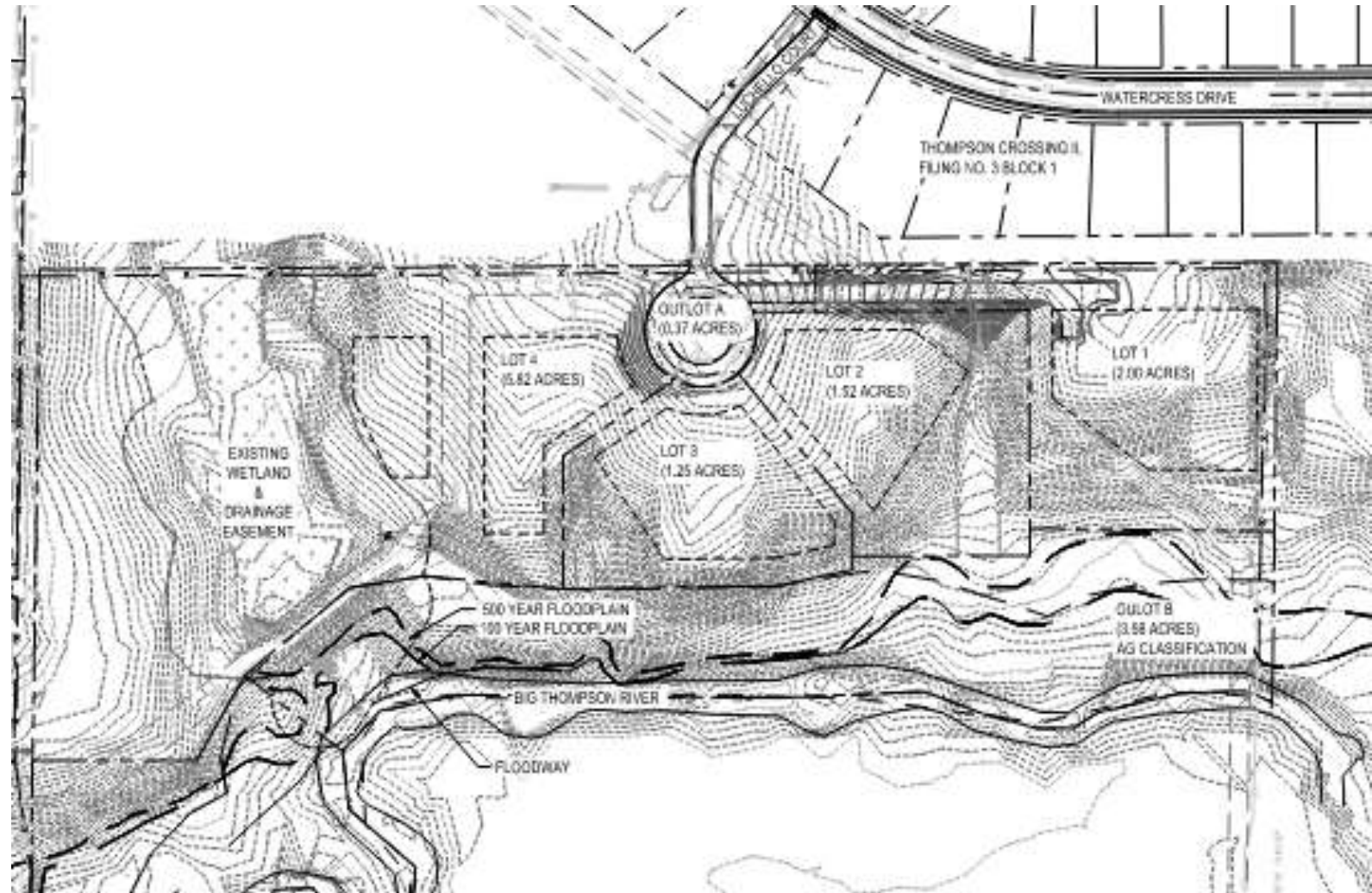
# PROJECT OVERVIEW

- Approx. 20 acres
- 4 SF lots (1.25-5.82 Acres)
- 9 Acres of Open Space
- Required 2-acre park (10%), will be fulfilled with Cash In Lieu
- Existing 20' access & utility easement from Thompson Crossing II
- Sewer and water extend to or through property



# PROJECT OVERVIEW

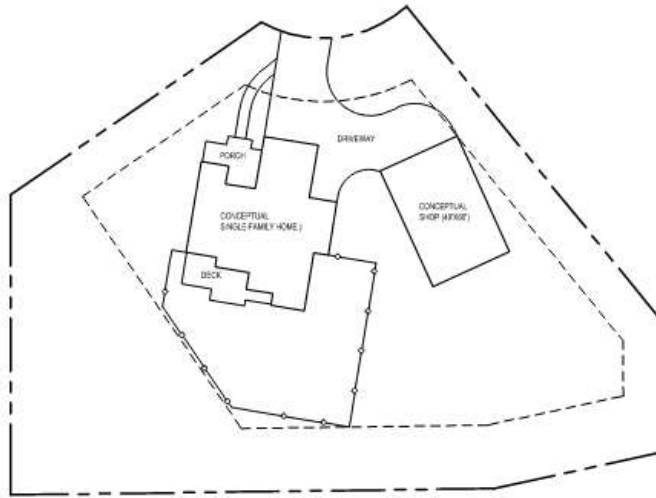
- Big Thompson River & Floodplain in common open space – with no proposed changes
- Buffer easement from wetlands
- Mostly native vegetation – areas of each lot may be irrigated turf
- Building setbacks min 50' from northern boundary of site
- Building “envelopes” to limit areas for structures and disturbance



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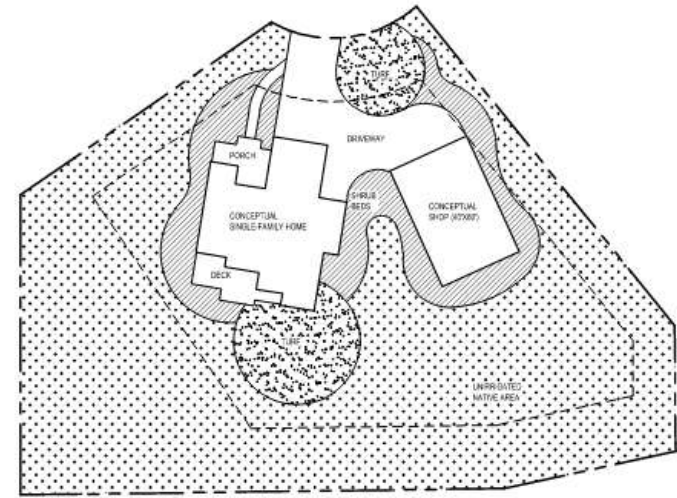
# LOT DETAILS



FENCE LOCATION DIAGRAM

—○—○—○— 3-RAIL FENCE

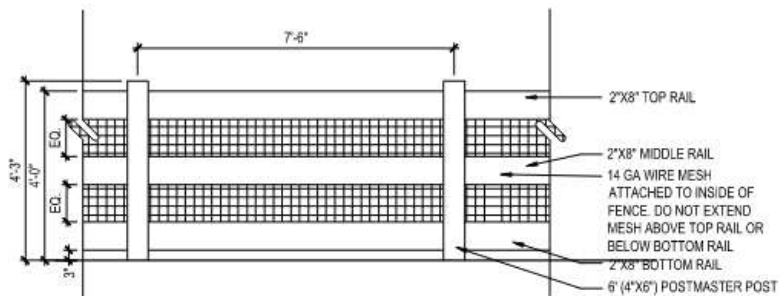
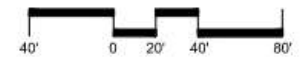
FENCING SHALL BE LIMITED TO FOCUSED ACTIVE AREAS OF EACH LOT. HOMEOWNERS SHALL NOT BE PERMITTED TO FENCE ALONG PROPERTY LINES.



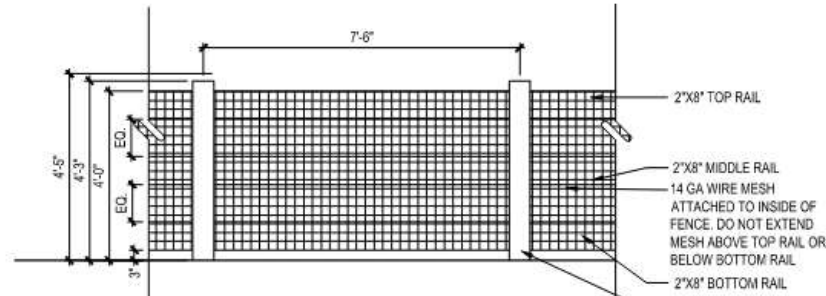
TYPICAL LOT IRRIGATED LANDSCAPE AREA DIAGRAM

LEGEND:

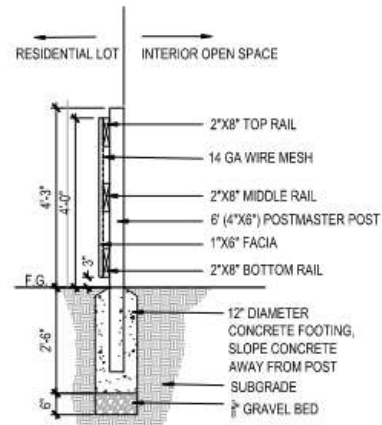
- IRRIGATED LANDSCAPE - HIGH WATER USE - MAXIMUM AREA ALLOWED = 4,000 SF
- IRRIGATED LANDSCAPE - LOW WATER USE - MAXIMUM AREA ALLOWED = 5,700 SF
- NON-IRRIGATED NATIVE AREA



OUTSIDE ELEVATION (VIEW FROM OPEN SPACE)



INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)



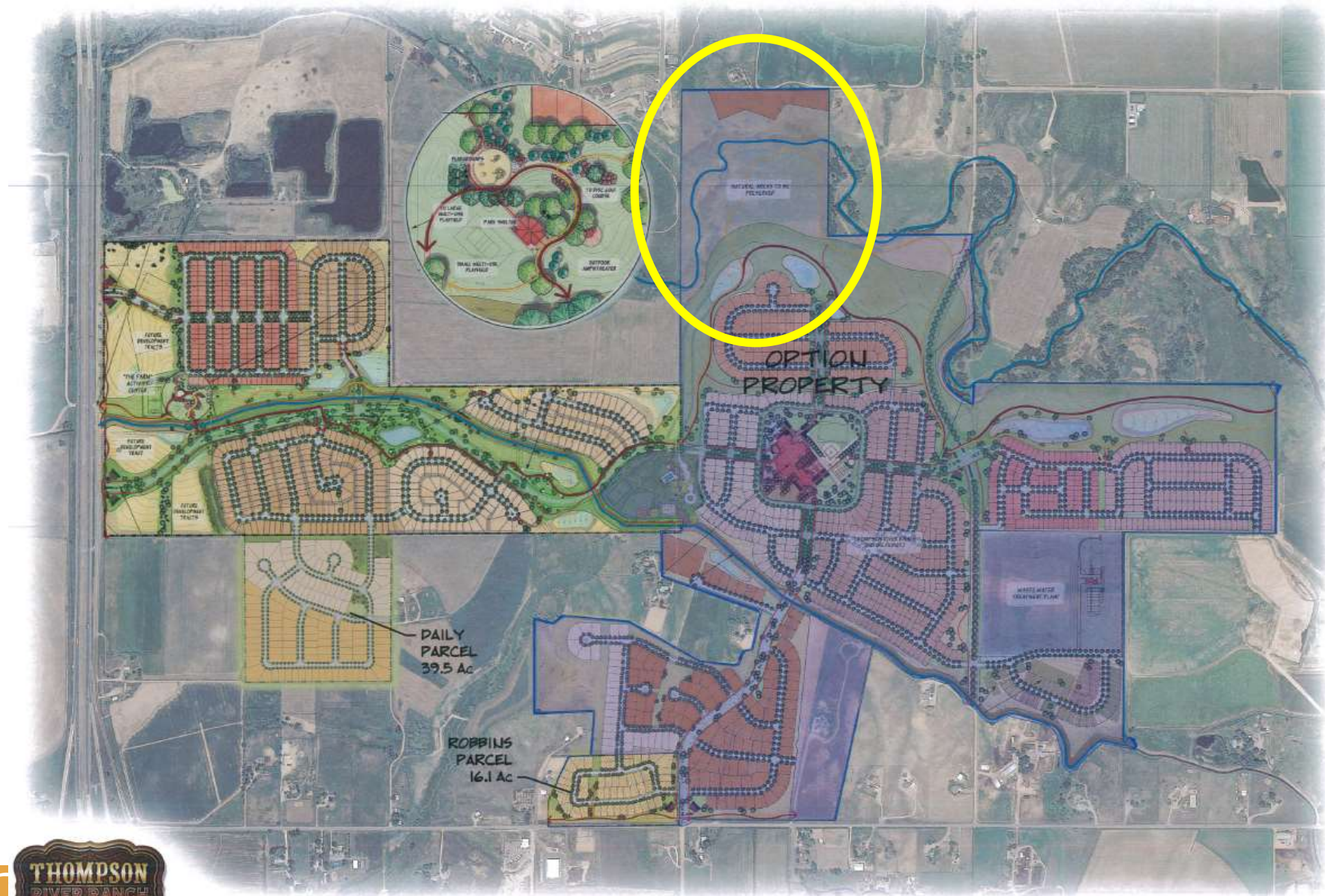
# STAFF ANALYSIS

- Public Comment was related to:
  - Minimizing impact to wetland and drainage area – which is addressed
  - Impact on existing views – large setbacks, few homes, 1 or 2 story
- In conformance with approved Thompson Ridge Estates ODP
- Aligns with the Johnstown Area Comprehensive Plan
- Staff has no outstanding concerns and believes this subdivision will promote Town's goals of efficient development, diverse housing options,
- Is in compliance with the Town's codes, regulations, and standards
- PZC recommended Approval to the Council



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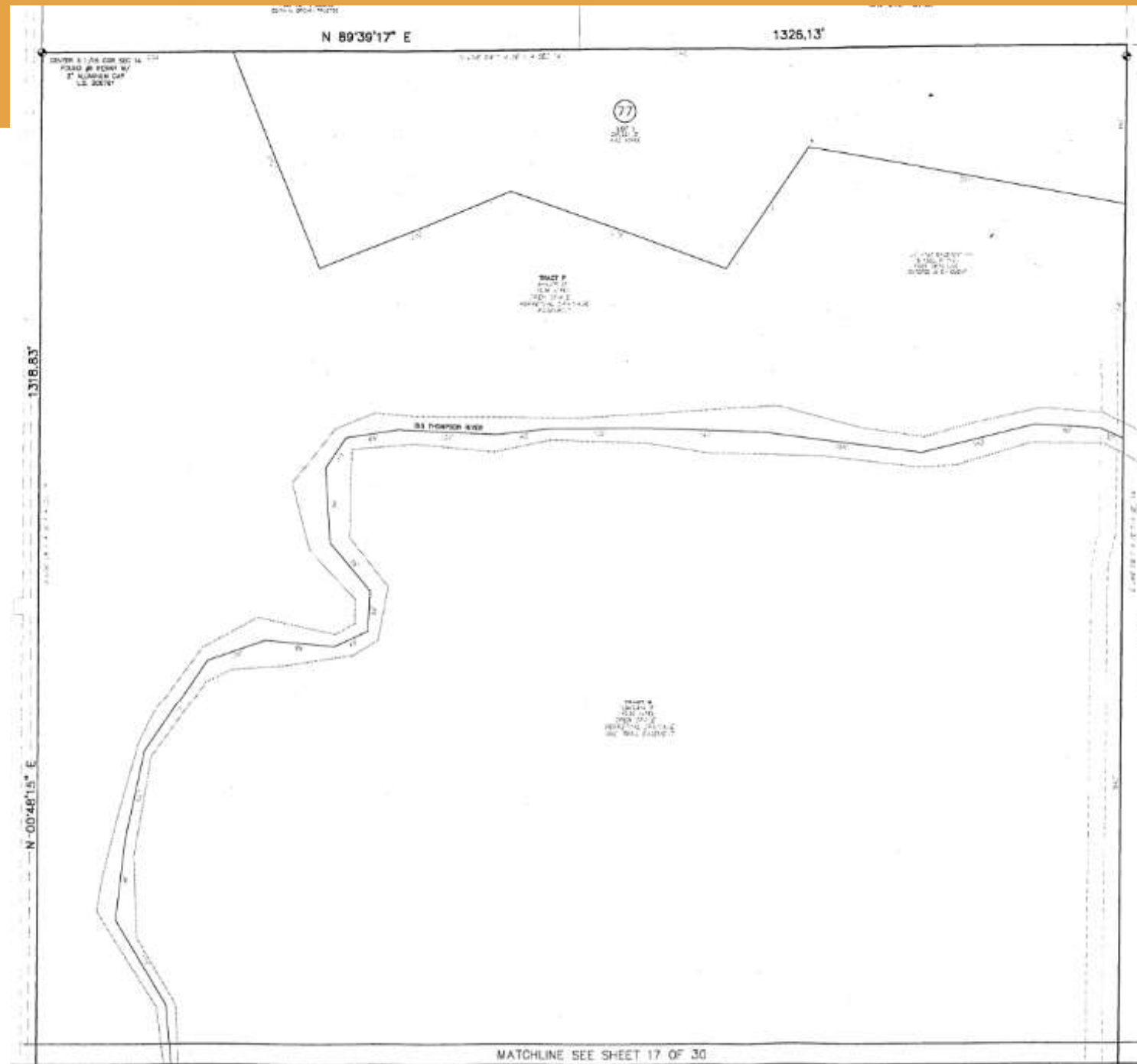




ILLUSTRATIVE MASTER PLAN



# TRR 2005 Plat



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